



Minutes

Village of Tahsis

Meeting	Regular Council
Date	Tuesday April 19, 2016
Time	7:00 PM
Place	Municipal Hall - Council Chambers

Present Mayor Jude Schooner - Chair
Councillor Randy Taylor
Councillor Brenda Overton
Councillor Kathy Bellanger
Councillor Louis Van Solkema

Staff Mark Tatchell, Chief Administrative Officer
Gabe Gagnier, Director of Infrastructure and Operations
Janet St-Denis, Assistant Financial Officer

Public 5 Members of the public.

A. Call to Order

Mayor Schooner called the meeting to order at 7:08 p.m. and acknowledged and respected that we are upon Mowachaht/Muchalaht Traditional Territory.

B. Introduction of Late Items

None.

C. Approval of the Agenda

Overton/Bellanger: VOT 128/16

THAT the Agenda for the April 19, 2016 Regular Council meeting be adopted as presented.

CARRIED

D. Petitions and Delegations

None.

E. Public Input # 1

Members of the public raised the following questions and potential issues regarding the proposed new utility bylaws (Bylaws 581 and 582) for water and sewer:

- the effective date of the new utility rates
- the impact of the new bylaws on local businesses
- the difference between utility bylaw categories and BC Assessment property categories
- obligations of consumers to fix water leaks within the time limits set out in the bylaw
- implementation of the water utility bylaw within the mobile home park
- solid waste utility rates

Staff provided information in response to the above. The public was advised that the effective date of the bylaws is the date that the bylaws are adopted. With respect to the issues with implementing a water meter program within the mobile home park, Village staff will work with the park operator to ensure satisfactory installation of meters keeping the mind the various water line layouts and pipe dimensions. Staff also confirmed that there were no plans to bring forward new solid waste (garbage) rates in 2016.

F. Adoption of the Minutes

Overton/ Bellanger: VOT 129/16

THAT the Regular Council Meeting Minutes of April 5, 2016 be adopted as amended.

Overton/ Taylor: VOT 130/16

CARRIED

THAT the Committee of the Whole Meeting Minutes from April 5, 2016 be adopted as presented.

CARRIED

G. Rise and Report

None.

H. Business Arising

None.

I. Unfinished Business

None.

J. Council Reports

Mayor Schooner presented the framed Vision statement of the three communities of Mowachaht Muchalaht First Nations, Gold River and Tahsis that was signed on March 17, 2016 in the spirit of collaboration and respect.

Mayor Schooner (written report)

Good evening,

I have asked Councillor Taylor to do the detail reporting on our attendance at the AVICC (Association of Vancouver Island and Coastal Communities) conference. I would like to thank council for supporting our attendance at this conference where I found the workshops extremely helpful and educational and the opportunity to network very beneficial.

At the SRD Board meeting on Wednesday the Directors made it very clear that the behaviour of angry residents attending the recent EASC (Electoral Areas Service Committee) meeting regarding the request of a letter of support from the Tslowitsis First Nation over their land purchase and application to INAC (Indigenous and Northern Affairs Canada) for a ATR (addition to reserves). The 120 attendees at the EASC meeting used made some very negative and inflammatory comments. Council may have seen the some of this on the news or read about it in the newspaper. A motion was carried: "THAT a reply letter be sent to extend the Board's sincere regrets for the negative and inappropriate comments that the Tslowitsis have received and to confirm that the Strathcona Regional Board is committed to maintaining open dialog and communication in a respectful manner".

At the CSWM (Comox Strathcona Waste Management) board meeting we received a presentation from MMBC. Multi-Material BC (MMBC) partners with Green by Nature , who are leaders in the recycling industry in British Columbia, to manage the post-collection system for MMBC's residential packaging and printed paper recycling program which saw 185K tons of recycled material diverted from landfills over the last year. The presentation reminded the Board of products not accepted in the recycling system such as styrofoam peanuts, laminated plastic and bubble wrap, and items put in plastic bags, as worker's are not allowed to open such items under WCB rules. Of note, Campbell River has the distinction of having the lowest contamination rate in BC in their single stream collection. MMBC's record to date is one of success with 35 million in reserves to deal with fluctuating markets for the sale of recycled goods. MMBC has also started an educational group which I invited to Tahsis to keep residents informed regarding our recycling operation.

We also received a presentation for the Fraser Valley Regional District on their plans to establish a MRF (Materials Recovery Facility) that would take all solid waste into a facility and separate it using machinery and employees to the various streams including recycling.

After a presentation by the Campbell River Environmental Committee, the Board, in reviewing the application from Upland Excavating to deposit solid waste on a proposed site on the outskirts of Campbell River decided that the application be returned with the request that a full Independent Risk Assessment is undertaken by the applicant.

Other agenda items addressed technologies to reduce airspace in landfills such as balers and shredders. Also the project update of the closure of the Comox Valley landfill that has a \$7 million dollar price tag.

Campbell River was successful in having the Board approve their funding application to the *New Building Canada Fund* for the construction of a regional organics facility. Though I supported this application, I have made it clear that Tahsis would like to hold on to their organic waste for composting to soil and, if council is in agreement, I will advocate that a smaller composting system be established in Tahsis with funding assistance from the CSWM service.

The Board also had a presentation from Metro Vancouver regarding their integrated solid waste and resource management plan with specifics surrounding "waste to energy".

Director Julie Colborne ended the CSWM meeting on a positive note with the good news that the Zeballos Elementary Secondary School was successful in their coverage of their recycling and worm composting program winning a trip to Science World in Vancouver for the students.

I apologize for the long report but the CSWM meeting covered 2 days with a brief break for the hospital board meeting where the financial statements and auditor's final report were approved.

At this time, I would like to extend my condolences to the family of Lucille Collins. Lucille was part of the foundation of this community who volunteered for many years in various capacities including the Hospital Auxiliary, the Senior's Society, and held the position of Councillor for 2 terms with the Village. Our sympathy goes out to Frank Collins and his family.

Councillor Overton: No report.

Councillor Overton mentioned that she has a conference call meeting with NSEDC on April 21, 2016.

Councillor Van Solkema (Verbal report)

Councillor Van Solkema attended a Nootka Sound Watershed Society meeting the night after our last Council meeting.

Councillor Bellanger (written report)

Good Evening Mayor and Council.

As you all did I attended the meeting at the Rec Center with the Public and Western Forest Products. I have to say the meeting went well and thank our Mayor Schooner for doing a swell job at keeping the topic on the right track though it tried detouring. People got to express their opinions to Western and I was happy to see more than one or two people showed up to represent and speak on Western's behalf. Good job. I also just want to say I'm loving this weather. I have seen quite a few people cleaning and working in their yards. Great job Public Works. The town is looking good.

Councillor Taylor (written report)

Report to Council, April 19, 2016.

Good evening

I was privileged to attend the Association of Vancouver Island Coastal Communities 67th Annual General Meeting & and Convention in Nanaimo, April 8th through the 10th.

Apparently about 2/3 of the delegates were there to represent corporate interest and see that money continues to be shovelled up hill as a resolution that the UBCM request the Federal Minister of Health and the Minister of Justice proceed with legalizing medical marijuana dispensaries without delay was defeated. Such a resolution encourages medical access at a local and more personal level, supports small business and cottage industry as well as local economic development and would help keep much of the money circulating in the local economy. No, far better that the profits end up off shore in a tax haven and people work for minimum McWages for the McWeed Corporation... I can only shake my head. Equally stupid was delegates from the Southern 2/3 of the Island who have active volunteer transportation, heavily provincially subsidized public and handi transit systems defeating a resolution for the Ministry of Health to eliminate parking fees for the new North Island hospitals. I am sick to death of the 'I've got mine so to hell with you' attitude, and frankly was more than a little upset it was defeated. Details on the various resolutions are available online so I won't touch on the rest.

I attended the 'Understanding The Village' participatory presentation prior to the official opening and would say it was the highlight of the convention for me. It goes a long way to helping with a rudimentary understanding of colonialism from the 1st Nations perspective. If a person still doesn't get it after that it's because they simply don't want to.

Convention speakers included Peter Fassbender who received a mildly warm reception, Andrew Weaver, who earned a polite applause and John Horgan who was given a standing ovation. I hope that speaks to the next provincial election.

The keynote address was by Chief Dr. Robert Joseph from Reconciliation Canada and covered progress made and the way forward for 1st Nations peoples.

A workshop on Local Government and First Nations dealt with legal principles as a result of court decisions over the past couple of decades and brought into focus how limited my knowledge really is in regard to the ramifications. A session on Integrated Asset Management helped to provide me with an even stronger belief that the value and importance of an asset management plan cannot be underestimated but the cost to maintain and replace infrastructure without a plan certainly can. A session on social procurement was a new and refreshing take on ways we can buy and invest with a focus on strategic approaches to insure local benefits from the money we're spending.

I also attended a presentation by Western Forest Products at the Recreation Centre. Nice to see a willing spirit of engagement; it will be interesting to see if things actually begin to change.

Respectfully submitted,
Randy Taylor

Recess:

Bellanger/ Taylor: VOT 131

THAT the regular Council Meeting recess.

CARRIED

Reconvene:

Overton/ Taylor: VOT 132

THAT the Regular Council Meeting reconvene at 8:05 pm.

CARRIED

Overton/ Bellanger: VOT 133/16

THAT the Council reports be received.

CARRIED

K. Bylaws

The mayor asked council after listening to the public input from the last meetings regarding the utility bylaws would council like to revisit the rates? The decision by council was not to revisit the rates.

1 Water Regulations and Rates Bylaw No. 581, 2016

Re: Third Reading

Van Solkema/ Overton: VOT 134/16

THAT Water Regulations and Rates Bylaw No. 581, 2016 be given a third reading as presented.

CARRIED

2 Sewer Regulations and Rates Bylaw No. 582, 2016

Staff reviewed the minor amendments to the Sewer Regulations and Rates Bylaw No. 582, 2016 which were made to harmonize this Bylaw with the Water Regulations and Rates Bylaw No. 581, 2016. This review included the addition of Section L which is the addition of the home based business category; Section O, the inclusion of the Industrial Premises definition and the striking of Section T.

Taylor/ Overton: VOT 135/16

THAT Sewer Regulations and Rates Bylaw No. 582, 2016 be given a third reading as amended.

L. Correspondence

**Minister Mary Polak Re: Delay in the Ministry of Environment's
1 decision to close the Tahsis Landfill site.**

Bellanger/ Taylor: VOT 136/16

THAT this item be received.

CARRIED

2 Ministry of Health Re: Cost of hospital parking.

Overton/ Bellanger: VOT 137/16

THAT this item be received.

CARRIED

3 City of Burnaby Re: BC Home Owner Grant Program

Overton/ Van Solkema: VOT 138/16

THAT this item be received.

CARRIED

M. New Business

None.

N. Public Input #2

Members of the public expressed their concerns about the location of the water meters and about possibly paying for other peoples' water use.

Staff addressed this issue.

Public Exclusion

Overton/ Bellanger: VOT 139/16

THAT the meeting is closed to the public in accordance with section 90.1 (g) and 90.1 (i) of the Community Charter – litigation or potential litigation affecting the municipality and the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Recess

Van Solkema/ Bellanger: VOT 140/16

THAT the regular Council recess to go into the in camera meeting.

CARRIED

Reconvene

Overton/ Bellanger: VOT 147/16

THAT the Regular Council Meeting reconvene at 8:08 p.m.

O. Adjournment

Overton/ Bellanger: VOT 148/16

THAT the meeting be adjourned at 8:10 p.m.

CARRIED

Certified Correct this
3rd Day of May 2016


Chief Administrative Officer



Minutes

Village of Tahsis

Meeting	Regular Council
Date	Tuesday April 5, 2016
Time	7:00 PM
Place	Municipal Hall - Council Chambers

Present Mayor Jude Schooner - Chair
 Councillor Randy Taylor
 Councillor Brenda Overton
 Councillor Kathy Bellanger
 Councillor Louis Van Solkema

Staff Mark Tatchell, Chief Administrative Officer
 Amit Sharma, Deputy Finance Officer
 Janet St-Denis, Assistant Financial Officer

Public 8 Members of the public.

A. Call to Order

Mayor Schooner called the meeting to order at 7:05 p.m. and acknowledged and respected that we are upon Mowachaht/Muchalaht Traditional Territory.

Mayor Schooner welcomed Gerry Boy as one of Tahsis' two Community Directors on NSEDC's Board of Directors.

B. Introduction of Late Items

None.

C. Approval of the Agenda

Overton/Taylor: VOT 117/16

THAT the Agenda for the April 5, 2016 Regular Council meeting be adopted as presented.

CARRIED

D. Petitions and Delegations

None.

E. Public Input # 1

A member of the public expressed her concerns with the two proposed Bylaws. The first concern was that the underlying intent of these Bylaws are not only to increase tax revenues but to encourage the installation of water meters. Her concern was not with the water meters themselves but with the cost of installation. She was advised that the Village will cover the cost of the meter and the installation except for major industrial and large commercial properties. In those cases the costs will be shared. The second concern was with the Village's ability to treat all business equitably with the repealing of the Business Licence Bylaw. She would like to see a Business Licence Bylaw in place.

Several residents expressed their concerns over the temporary increase in water pressure required on the day of the water well commissioning. Gabe Gagnier Tahsis' Director of Infrastructure and Operations addressed these concerns.

F. Adoption of the Minutes

Overton/ Bellanger: VOT 118/16

THAT the Regular Council Meeting Minutes of March 15, 2016 be adopted as amended.

CARRIED

Overton/ Taylor: VOT 119/16

THAT the Committee of the Whole Meeting Minutes from March 21, 2016 be adopted as presented.

CARRIED

G. Rise and Report

None.

H. Business Arising

I. Unfinished Business

None.

J. Council Reports

Mayor Schooner (written report)

Good evening,

On March 17th, the Mowachaht Muchalaht Council of Chiefs, the Village of Gold River Council, and the Village of Tahsis Council signed a Vision Statement that speaks to the “desire to move forward together for the betterment of our residents, members and businesses”. It was a historical event and the three councils will go forward working on a more detailed agreement in support of the Vision Statement. I commend council on your work in building relationships that will help build our capacity in the Nootka Sound area and provide a more secure future for our communities.

I was appointed to a “Select Committee on First Nations Relations” for the Strathcona Regional District. The inaugural meeting was on March 23rd with the five committee members in attendance. Electoral Area Director for Cortes, Noba Anderson, was elected Chair and Campbell River Director Charlie Cornfield as Vice-Chair. There was a round table discussion examining the terms of reference for the Committee and that the purpose and mandate of the Committee would include research into methods for improving relations with First Nations, the preparation of an inventory of all First Nations within the SRD with respect for all treaty negotiations, and to provide recommendations to the Board as the Committee moves forward.

At the Municipal Services Committee meeting the following day we received a very informative presentation from Dave Petryk of Tourism Vancouver Island including grant opportunities surrounding local community tourism. Particularly of interest was the “Destination BC Co-operative Marketing Partnership Program” that could access funding from \$20,000 to a potential maximum of \$250,000 based on available funds and program uptake. The higher funding is for community consortiums (of three or more communities). Council has heard of this opportunity at the “Community Unity Trail” meetings and this may be a good fit for the project as we go forward. The Committee also received the “Village of Sayward Tourist Plan” and I can share that plan with council by email on request. Sayward faces similar challenges as does Tahsis and the report carries some value to both communities.

At the Strathcona Regional District Board meeting saw the “Building Inspection Services Agreement” with Tahsis was approved by the Board. Also, Bylaw No. 245 – the five year financial plan was adopted.

I would like to take this opportunity to thank community members for their input on the Village’s five year financial plan and budget and utility bylaws. Council and staff have worked diligently on this budget and accompanying Bylaws in reviewing the Asset Management Report and moving towards a more equitable method of water rates with the introduction of meters. Hard decisions are being made to guarantee a sustainable future for Tahsis.

Councillor Overton: No report.

Councillor Van Solkema (written report)

March 15, 2016

Council Report by Louis Van Solkema

Good evening Mayor and Council;

Since last Council meeting I've had the privilege of attending a Council to Council meeting at Tsaxana jointly with Gold River's Council and the Mowachaht/ Muchalaht Council of Chiefs on March 17th. It was a pleasure to witness the signing of our joint vision statement. This has been a long time in coming and I hope for progressive developments in the future.

The Nootka Sound Watershed Society's stream restoration directors met the morning of March 23rd. The announcement of the renewed Recreational Fishery Restoration funding process offered by the Federal Government was the cause of much discussion. What was realized was that the NSWS is a not for profit society and at this point it does not have a GST number or a business number which may make it necessary to do any grant applications through West Coast Aquatics out of Port Alberni in the short term. The level of bookkeeping etc. required by the grant application is quite extensive and may be a bit much to ask from a volunteer organization. A riparian area management study of the Suowa River commissioned by Western Forest Products is being considered as one on the shelf ready projects that can be undertaken at this point. The funding for the fluvial geomorphologist to study the Tahsis River is uncertain at this point so once again patience is of the order.

March 29th I attended a D.F.O. harvest allocation meeting in Campbell River concerning area 25, [Nootka Sound]. A few more clues emerged as to how the allocation process works. One thing that is clear is that there needs to be better utilization of the returns of salmon to the Nootka Sound area. Predictions of returns this year are high and more light was shed on all the utilization of this resource.

Councillor Bellanger (written report)

Good Evening Mayor and Council.

On March 17th history was made. Mowachaht/ Muchalaht First Nations, Gold River and Tahsis Council signed a vision statement. It was quite exciting to be a part of this. Our three communities will be stronger working together and have a louder voice together. March 21st I attended the Community of the Whole Council Meeting at which Mr. Boy was introduced as our new NSEDC Board Director, and then a walk through of our financial plan. March 22nd we had our ATV (or Quad) Trail Meeting which gets more exciting with every meeting. I see this project taking time so I am glad we are continuing on with regular meetings and it is not forgotten. A big thanks to Kathy Lechman for all the work she does and Geoff Millar; the next meeting will not be the same without him and his energy.

This past week we had quite the excitement with the dead Orca. So sad for the little guy and my hats off to all who helped Kurtis who stayed over night. I can't imagine the smell by them. I know how it was the next day when my mom and I went up town to check the mail and yes I still call it up town. But thank you Public Works and Staff for the work done in those two days.

Councillor Taylor (written report)

Good Evening,

March 17th I attended the Community to Community Meeting in Tsaxana along with the rest of Council and am ever so pleased at the progress the three communities have made. In my view the signing of the Vision Statement is a watershed moment in our relationship and I look forward to good things coming from it. My thanks to the Council of Chiefs once again for their warm hospitality.

On March the 19th I attended the Board of Trustees meeting of the Vancouver Island Regional Library Board held in Nanaimo. The draft 5 year Strategic Plan was introduced, prepared with the assistance of Victoria based firm Rewerx Consulting and focuses on four areas as key priorities, Community, Collaboration and Creation, Places and Spaces and Life at Work Principles.

A Consolidated Facilities Master Plan was received as well, it's aim to address workplace safety and health deficits identified at the Regional Libraries' various locations. Seismic shelving and flooring is a major concern with 34 issues in 20 branches needing to be dealt with along with various others. 5 of those branches have been remediated already and the expected move of the Tahsis branch, presently under discussion with the school district as the result of the current location's many deficits, to Captain Meres will insure an up to date and expanded facility at no additional cost to the Village. To correct the deficits of it's current location as the leaser was simply too expensive to be considered justifiable and the proposed relocation will go a long way to keeping our school viable. A win, win, in the short, medium and long term in my opinion. I am expecting to report regarding a possible ten year lease with the school district after the next Board Meeting on May 28th.

In terms of financials the Board is continuing to hit it's targets and being in year six of it's ten year funding requirement, is in relatively good shape looking forward.

I attended the Unity Trail meeting on the 22nd of March and am pleased at the progress being made. I have a feeling that the project is gaining a bit of traction and I'm more confident of the viability and it's economic potential as we move ahead.

Respectfully submitted,
Randy Taylor

Overton/ Taylor: VOT 120/16

THAT the Council reports be received.

CARRIED

CAO Report a) Water well commissioning

The well will be commissioned in April sometime after the 14th. BC Hydro will be on site to deliver power to the well but the date has not been confirmed. Residents will receive notification in advance of the commissioning and that notification will have 3 key elements. The notice will have the date the well is being commissioned, it will advise them that on that date there will be some brief interruption of service and lastly we will provide all residents with a fact sheet that council has already reviewed and approved for distribution that explains a number of aspects of the well.

b) Property Maintenance Regulation Bylaw

Advised Council that on March 18th we enforced the Bylaw on two properties successfully and without any significant issues. The costs for this action is unknown at this time but under the Bylaw those costs are paid by the property owner and they are aware of that.

c) Website Update

The work on the website is continuing. Our web developers would like Tahsis residents to send them their photographs of Tahsis. They would like this by April 22nd. To do this they have set up a drop box for people to submit their photographs. By Friday staff will have proposed information on the architecture for review; new proofs for review by next week and then they will start programming by the end of the month.

d) Rural Dividend Announcement (News Release)

On Friday the Premier and Minister Thomson announced \$75 million in a rural dividend for communities under twenty five thousand. There are 4 project categories and three different types of funding streams. One is project development which has a \$10,000 maximum. The second is a single applicant which has up to \$100,000 and if you partner with other applicants you can receive up to \$500,000. There is a very short window, (up to the end of May) to get applications in. It was suggested the Council meet to decide whether or how Council will proceed with an application.

Council agreed to schedule a Committee of the Whole meeting on April 18th at 10:30 AM to discuss projects that might be eligible for Rural Dividend funding.

e) Western Forest Products - Open House and Public Meeting

The meeting will be held April 11th at 6 pm at the Rec Centre. WFP will attend, deliver and have an open house with respect to Block V61. This will be followed by a public meeting from 7-8pm. This meeting will be chaired by the Mayor and will allow the opportunity for members of the public to ask questions about the logging plans for this particular cut block. Firewood harvesting afterwards can be part of this discussion.

Overton/ Taylor: VOT 121/16

THAT the CAO's report be received.

K. Bylaws

1 Water Regulations and Rates Bylaw No. 581, 2016

Re: First Reading and Second Reading

Taylor/ Van Solkema: VOT 122/16

THAT Water Regulations and Rates Bylaw No. 581, 2016 be now introduced and read a first time.

CARRIED

Taylor/ Bellanger: VOT 123/16

THAT Bylaw No. 581, 2016 be given a second reading.

CARRIED

2 Sewer Regulations and Rates Bylaw No. 582, 2016

Re: First Reading and Second Reading

Taylor/ Van Solkema: VOT 124/16

THAT Sewer Regulations and Rates Bylaw No. 582, 2016 be now introduced and read a first time.

CARRIED

Overton/ Bellanger: VOT 125/16

THAT Bylaw No. 582, 2016 be given a second reading.

CARRIED

L. Correspondence

1 Email: Thank you to Village Council & Staff

Overton/ Bellanger: VOT 126/16

THAT this item be received.

M. New Business

None.

N. Public Input #2

A member of the public queried as to when the amended Bylaws were posted to the Village website. The resident was informed that the amended Bylaws have not been posted to the Village's website but there is still 1 more reading before voting to adopt.

With Respect to the Sewer Bylaw and associated rates a member of the public requested clarification with respect to the difference between a guest house and a bed and breakfast. This information was confirmed.

O. Adjournment

Overton/ Bellanger: VOT 127/16

THAT the meeting be adjourned at 8:10 p.m.

CARRIED

Certified Correct this
19th Day of April 2016

Chief Administrative Officer



Minutes

Village of Tahsis

Meeting	Committee of the Whole
Date	Tuesday, April 5 2016
Time	6:00 p.m.
Place	Municipal Hall - Council Chambers

Present Mayor Jude Schooner - Chair
 Councillor Kathy Bellanger
 Councillor Louis Van Solkema
 Councillor Brenda Overton
 Councillor Randy Taylor

Staff Mark Tatchell, Chief Administrative Officer
 Amit Sharma, Deputy Chief Finance Officer
 Janet St-Denis, Financial Assistant

Public 8 members of the public.

Call to Order

Mayor Schooner called the meeting to order at 6 p.m. and acknowledged and respected that we are upon Mowachaht/Muchalaht Traditional Territory.

Introduction of Late Items

None.

Approval of the Agenda

Overton: COW 25/16

THAT the Agenda for the Committee of the Whole meeting be adopted as presented.

CARRIED

Van Solkema: COW 26/16

THAT the public be invited to speak after the 2016-2020 Financial Plan has been presented.

CARRIED

New Business

1 2016-2020 Financial Plan: (Public Presentation)

After the presentation of the Financial Plan members of the public were invited to comment on the proposed 2016-2020 Financial Plan.

Clarification was requested as to what the \$21 million infrastructure deficit represented. Staff confirmed this amount represented the replacement costs of all asset groups (water, sewer, roads, buildings, etc.).

A resident requested clarification on the water meters as per the proposed Water Regulations and Rates Bylaw (No. 581, 2016). Specifically would the meters be owned by the Village or the home/business owner. Staff confirmed that the village would own the water meters.

Several member of the public posed questions with respect to the difference between residential and the commercial water meters. Staff provided information on both the physical and cost differences. Residents also requested clarification on who would be responsible for the meter cost and installation charges. Staff addressed these questions.

There was concern as to whether the water allotment of 70m³/quarter under the meter rate proposal would be sufficient for the average household. The resident has requested that staff provide him with a "ball park" figure on the average household water consumption.

A member of the public would like to see the requirement for business licences reinstated. She was concerned that all businesses would not be treated equally. A discussion followed on why Business Licence Bylaw had been repealed.

A resident inquired into the time frame to have water meters installed. Staff explained the process and gave a rough time frame of mid fall at the earliest.

Adjournment

Overton: COW 27/16

THAT the meeting adjourn at 6:59 p.m.

CARRIED

Certified correct this
19th Day of April 2016

Corporate Officer

K 1

VILLAGE OF TAHSIS

WATER REGULATIONS AND RATES BYLAW NO. 581, 2016

A BYLAW TO AUTHORIZE THE SUPPLYING OF WATER TO INHABITANTS OF THE VILLAGE, TO FIX THE RATES, FEES, CHARGES, CONDITIONS AND TERMS UNDER OR UPON WHICH WATER MAY BE SUPPLIED, PROTECTED AND USED. AND TO REQUIRE THAT PROPERTY OWNERS CONNECT THEIR BUILDINGS AND STRUCTURES TO THE MUNICIPAL WATER SERVICE

THE COUNCIL OF THE VILLAGE OF TAHSIS, in open meeting assembled, ENACTS AS FOLLOWS:

Part 1 - Citation and Definitions

1. This bylaw may be cited as the "Water Regulations and Rates Bylaw, No 581, 2016".
2. In this bylaw the definitions set out in the British Columbia Building Codes 2012 and the following definitions shall apply:
 - a) "Apartment building or multiple dwelling" means any building, not being a lodging house or hotel, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied, as the home or residence of three or more families living independently or each other and doing their own cooking within their apartment or suite.
 - b) "Bed and Breakfast" means a private residence in which one or more sleeping rooms are rented out, whether or not meals are provided.
 - c) "Boarding House" means any building or place used primarily for sleeping quarters but does not include a Bed and Breakfast, hotel, or motel.
 - d) "Commercial Premises" means all land and premises, on or within which any interchange of commodities, or any dealing or trading in any article of commerce or other thing is carried on as a business, and shall include all premises in which any service, professional or otherwise is provided, given or made available and for which any fee, charge, rent or commission is payable,

and without limiting the foregoing shall include auto courts, hotels, lodging houses, boarding houses, offices, places of entertainment or amusement, tent camping grounds, marinas and mobile home parks but does not include home based business or industrial premises

- e) "Commercial Unit" means any business which is operated separately from any other business on or within commercial premises.
- f) "Connection Charge" means the amount due and owing to the Village for the installation and construction of a service connection as set out in Schedule "D" to this Bylaw.
- g) "Council" means the Council of the Village of Tahsis.
- h) "Director of Infrastructure and Operations" means the Director of Infrastructure and Operations or his or her appointed delegates, assistants or representatives.
- i) "Dwelling Unit" means one or more habitable rooms which constitute one self-contained unit used or intended to be used for living and sleeping purposes for which is provided:
 - 1. cooking equipment or the facilities for the installation of cooking equipment; and
 - 2. one or more bathrooms with a toilet, wash basin and shower or bath
- j) "Guest House" shall mean a single family residence which is rented for accommodation, but shall not include a Bed and Breakfast, hotel, motel, or boarding house.
- k) "Home based business" means an occupation, business, craft, or profession conducted for profit, which is carried on as an accessory use in a dwelling unit or accessory building to the dwelling unit.
- l) "Hotel" means a building occupied as the temporary accommodation of individuals who are lodged there with or without meals and in which there are more than five (5) sleeping rooms with no cooking equipment or facilities in the rooms.
- m) "Industrial premises" means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing or repairing of goods, materials or things.

- n) "Independent Mobile Home" means a mobile home equipped with a toilet and a bathtub or shower, waste from both of which is disposed directly into a sewer through a drain connection.
- o) "Inspector" means the Building Inspector of the Village or his or her delegate.
- p) "Metered Service" means a service having attached to it a meter or other measuring device for determining the quantity of water used or supplied through the service.
- q) "Mobile Home" means a structure manufactured as a unit designed to be transported on its own wheels or by other means, and arriving at the site ready for occupancy apart from incidental operations and connections;
- r) "Mobile Home Park" means any parcel of land, upon which two or more mobile homes, occupied for dwelling purposes, are located, including all buildings, structures, homes, occupied for dwelling purposes, are located, including all buildings, structures or accessories used or intended to be used as equipment for the mobile home park.
- s) "Motel" means a group of furnished rooms or separate buildings providing sleeping and parking accommodation for tourists and commonly known as tourist cabins or motor courts, as distinguished from furnished rooms in an existing residential building.
- t) "Normal Use" means water used for essential purposes including household sanitation, human consumption and food preparation and water needed for commerce and industry, other than that required for firefighting purposes. "Other" shall mean all categories as listed in "Schedule A" of this bylaw, but not including Residential 1.
- u) "Owner" means an owner of a parcel or real property including:
- the registered owner of an estate in fee simple;
 - the tenant for life under a registered life estate;
 - the registered holder of the last registered agreement for sale; and
 - the holder or occupier of land in the manner referred to in the definition of "Owner" in the Schedule to the *Community Charter* and amendments thereto
- v) "Rate" means the price or sum of money to be paid by any consumer for any water supplied or made available.

- w) "Service Connection" means the connecting pipe and appurtenances between any water main and the property line of the premises served and shall include the necessary Village valves and meters.
- x) "Water System" means all waterworks and all appurtenances , including water mains, service connections, pumping stations, wells, water storage facilities and treatment plants, and owned, controlled, maintained and operated by the Village or by agreement between the Village and others.

Part 2 - General Provisions

- 3 Council may from time to time amend this bylaw in whole or in part and may without limiting the generality of the foregoing establish or amend policies, criteria, rates and fees
- 4. The Schedules attached are an integral part of this bylaw

Applicability

- 5. This bylaw shall apply to the water system owned and operated by the Village

Role of the Director of Infrastructure and Operations

- 6. The Director of Infrastructure and Operations shall have charge of rating of all buildings and premises supplied with the water and also have charge and control of all properties and works in connection with the water system and of all connected engineering and mechanical work.

Supply of Water throughout the Village

- 7. It shall be lawful for the Village to supply water to the inhabitants of the Village who can be served from the Village's water mains and the provisions of the bylaw shall extend to and be binding upon all persons so served.

Purpose of the Water System

- 8. The water supplied by the Village is for normal use and fire service.

Village not Liable for Failure of Water Supply

- 9. The Village shall not be liable for the failure of the water supply due to an accident or damage to the water system or for excessive pressure or lack of pressure or any temporary stoppage an account of alterations or repairs, whether the failure arises from the negligence of any person in the employ of the Village or any other person or through natural deterioration or obsolescence of the Village's system.

Part 3 - Establishment of the Water System

Work on the Service Connection

10. No work of any kind connected with the service connection, either for the laying of new, or repairing of existing service connections shall be permitted within road rights-of-way or statutory rights-of-way by any person other than an employee or agent of the District and no person shall make any connection to the waterworks system whatsoever without permission in writing from the Village.

Interference with Service Connection

11. No person ~~all~~ shall in any manner interfere with the service connection or make any addition or alteration in or about or turn on or off any Village curb stop valve or meter without permission in writing from the Village.

Application for Installation of Service Connection

12. All applications for the installation of service connections shall be made at the Village office by the owner(s) who shall at the time complete an agreement with the Village in the form established by the Village.
13. When an application for a service connection accompanies a building permit with a construction value greater than \$100,000 or where a parcel is being redeveloped, and the connection is 30 years old or older; a replacement or new service is required. All costs associated with the requirements of the application(s), as determined by the Village, shall be the responsibility of the owner.

Part 4. Discontinuance of Water Service

Discontinuance of Water Service

14. It shall be lawful for the Village to reduce the quantity of water supplied to, or to entirely discontinue the service to any consumer who has violated any of the provisions of this Bylaw, or when, in the opinion of the Council, the public interest requires such action.
15. Any consumer wishing to have the water service discontinued either temporarily (not greater than a twelve-month period from the delivery of notice) or permanently, shall deliver a written notice to the Village and pay the fees set out in Schedule "D" to this Bylaw. In the case of permanent termination, the consumer shall give the Village not less than five (5) working days notice of the

discontinuance of the service. The notice shall be provided in writing and shall be delivered together with the fee for turning off the service to the Village office. The burden of proof of delivery of the notice shall be upon the consumer. Every consumer shall be liable for the full amount of rates chargeable for the service for five (5) days after the notice has been delivered to or received at the Village office. If no notice is provided, the rates shall be charged until a notice is given and the water turned off.

16. When a flat rate water service is discontinued upon request by a consumer in the manner described in section 15 the Village shall allow a rebate of the flat rate proportionate to the remaining portion of the current billing period, and shall cause the rebate to be entered upon the current year's water rates charges, provided that the Village shall apply the rebate first against arrears of charges owing by the owner under this Bylaw.
17. Prior to starting any demolition work the holder of a demolition permit shall apply for and pay the fees set out in Schedule "D" to this Bylaw, to temporarily or permanently discontinue the water service connection. Failure to make application shall be subject to the fines prescribed in this Bylaw.

Reconnection of Service Connection

18. When any service has been discontinued from any parcel for non-payment of rates or violation of any of the provisions of this Bylaw, the Village may, before reconnection is made to the parcel, require payment of the fees set out in Schedule "D" to this Bylaw and all service charges owing by the owner under this Bylaw as well as the monthly flat rate prescribed in Schedule "A", if applicable. The Village shall allow a reduction of the fee proportionate to the remaining portion of the current year at the date of the reconnection. The Village shall cause the flat rate, or part thereof, together with service charges, to be entered in the current year's water rates roll.
19. When any service has been discontinued from any parcel for reasons not requiring a plumbing permit, at the request of the consumer, the Village may, before reconnection is made to the parcel, require payment of the fees set out in Schedule "D" to this Bylaw and all service charges owing by the owner under this Bylaw as well as the annual flat rate service fee prescribed in Schedule "A". The Village shall allow a rebate of the fee proportionate to the remaining portion of the current year expired at the date of the application for reconnection. The Village shall cause the flat rate or part thereof, together with service charges, to be entered in the current year's water rates roll.
20. No person shall turn on any service which has been turned off by the Village and should any service be turned on by any person other than an employee of

the Village, fines, as prescribed in this Bylaw shall apply. Further, the service shall be deemed to have been continued from the date it was turned off and the owner shall be liable accordingly for payment of the user rates from that date. Any resulting damage from the service being turned on shall be the responsibility of the owner.

Part 5 - Responsibilities of the Public, Owner and Consumer

Obstruction or Destruction of the Water System

21. No person shall destroy, or damage in any manner any hydrant, standpipe, meter, valve or other fixture or any property of the systems.
22. No person shall obstruct, at any time, or in any manner, the access to any hydrant, standpipe, valve, meter or other fixture connected with the water system, by placing thereon or in the vicinity thereof, any lumber, timber, wood, brick, stone, gravel, sand or other material or thing. The Village or any employee or agent of the Village may remove the obstruction and the expense of the removal shall be charged to and paid by the offending person in addition to any other penalty imposed by this Bylaw.
23. No person shall bury, cover or obstruct the water shut off and/or meter to a parcel. The Village will take reasonable efforts to locate a shut-off and/or meter. The Village may remove the obstruction and the costs associated with the removal and reinstatement of the water shut off and meter shall be charged to and paid by the owner.

Maintenance of Private Water Service

24. It is the duty of every consumer to ensure that all taps, fittings and appurtenants connected with the service within the existing parcel of land are good and sufficient and installed and connected in accordance with the requirements the Village. The Village or any agent or employee of the Village shall refuse to turn on the water to any existing premises and may discontinue service to any existing premises should the provisions not be complied with to the satisfaction of the Village. All persons shall maintain in good order and repair the service pipes, valves, meters, and meter boxes, plumbing and other fixtures located on the parcel.
25. Every consumer shall provide for each service connection to the consumer's parcel of land a strainer and a pressure-reducing valve upon the Village's request.

Right of Inspection

26. Every person to whom water is supplied under this Bylaw shall at all reasonable times and with reasonable notice allow and permit the Village or agent or employee to enter into and upon premises in respect of which water is supplied, for the purpose of inspecting the water pipes, connections, fixtures, taps, meters and any other apparatus used in connection with the water system.

Wastage of Water

27. Any consumer deliberately wasting water shall be guilty of a violation of this Bylaw.
28. If any consumer on a flat rate service allows water to run to waste, whether willfully or by permitting pipes, taps, toilets or other fixtures and means of distributing or storing water to remain in disrepair, or by any device or for any change in the use of the premises, increases the amount of water consumption or expedites the rate of water usage, the person shall be guilty of a breach of this Bylaw. In addition to the penalty provided for in this Bylaw, it shall be lawful for the Village to require that, as a condition of further and future service, a meter be installed on the service connection at the expense of the Owner and the rates payable by the consumer from the date on which the meter is installed shall be in accordance with Schedule "B" to this Bylaw.
29. If any pipes, connections, fixtures, taps, meters or other fixtures used in connection with the supply of water to premises are found to be leaking or defective, or if any wastage of water is found to exist, notice in writing shall be given by the Village requiring the person owning or using the premises, to remedy the defects or leaks or to stop the wastage. If the requirements are not fulfilled within seventy-two (72) hours from serving the notice, the water supply to the premises may be shut off and the person owning or using the premises shall be guilty of a breach of this Bylaw.

Part 6 - Prevention of Contamination

Contamination, Cross Connection and Backflow Prevention

30. No person shall allow water, waste water, or any harmful liquid or substance, to enter any part of the waterworks system, including any water service or any fire hydrant or standpipe.
31. No person shall connect, cause to be connected, or allow to remain connected, any piping fixture, fitting, container, appliance or cross connection that could cause or allow drinking water quality, the service, or a private service to become contaminated, degraded or polluted in any way.

Part 7 - Water Meters

Water Meter Requirements

32. Water meters shall be installed on all water services where:
 - (a) a new service connection is made to an existing or new building or premises;
 - or
 - (b) the service connection is temporary.
33. The Council may, whenever it shall deem it advisable, compel the use of water meters by any person using or consuming water supplied by the Village and may refuse to supply water to any premises unless the person requiring the water shall first enter into an agreement to take, use and pay for the water according to the terms and conditions outlined in Schedule "B" to this Bylaw.
34. The Village shall have the right at any time to install a water meter in any existing premises at the expense of the owner and to substitute in lieu of a flat rate (whether already paid or not) a meter rate according to Schedule "B" to this Bylaw.

Installation of Water Meters

35. Meters shall be installed by the Village on all water services in a manner and of such make and design as selected by the Village from time to time.
36. The cost of supplying and installing a meter, meter box, fittings and all appurtenances shall be borne by the Village, except for the installation of meters on industrial and other commercial premises which will be cost shared on an equal basis. Costs will be determined on an "actual cost" basis using the rates in Schedule "D" and the actual cost of the meter.
37. The meter rates are set out in Schedule "B" are the obligation of the owners of real property. These charges will be collected quarterly for the use of the water meters whether installed at the request of the owner or not and whether any water has been consumed in any such billing period.

Water Meter Rates and Credit

38. Every consumer having a metered service shall pay for the full amount of water as registered by the meter, according to the rate applicable to the service.
39. When the Village imposes a meter on the water connection, the Village shall adjust the water rates charges accordingly and a credit shall be allowed to the consumer on the meter rate account for the balance of the flat rate proportionate to the unexpired portion of the year covered by the flat rate

payment. The balance of the meter rate shall be payable from the time the meter is installed whether during any period already paid for by the flat rate or not.

40. If a meter sticks or fails to indicate correctly the quantity of water which is passing or which has passed through it, or if the meter cannot be accessed, the Village shall be entitled to charge for the water according to the average consumption for the twelve (12) months immediately preceding the date upon which the meter was last known to be in order, or based on consumption measured by the new or repaired meter for four

Responsibility for Maintenance of Water Meters

41. The meter, including its fixtures and appurtenances, is owned and maintained by the Village.
42. The Village shall maintain and repair or replace all meters, regardless of size, when rendered unserviceable through fair wear and tear. Where replacement or repair of any meter is rendered necessary by the act, neglect, or carelessness of the owner or occupant of any premises, any expense caused to the Village shall be charged against and collected from the owner or occupant of the premises.
43. The Owner of a parcel shall maintain full and unobstructed access to the meter and meter chamber to allow the Village to read and maintain the meter.

Testing of Water Meters

44. When any consumer notifies the Village, in writing, that an account for service for any past time is excessive the Village shall arrange to have the meter tested at the consumer's expense.
45. Before making a test outlined in Section 44, the consumer requesting the test shall pay the fee in accordance with Schedule "D".

Refunds on Water Meter Charges Due to Inaccuracy of Water Meter

46. The Village will consider refunds, adjustments and/or meter repair or replacement only when the meter is registering at least a five percent (5%) inaccuracy, otherwise the meter is considered accurate.
47. If the test outlined in Section 44 shows an error in favour of the consumer, the meter testing fee shall be refunded to the consumer, the water meter will be replaced or repaired, and the consumer's account for service shall be adjusted accordingly.
48. If the test outlined in Section 44 shows an error in favour of the Village, the meter

testing fee shall be retained by the Village.

Part 8 - Fire Service

49. All fire services shall be installed so that water used or which could be used for other than fire purposes, shall be metered and all costs shall be borne by the owner. The meter shall be fire rated.
50. All meters used on fire services shall be of a make and design approved by the Village.
51. For all new construction, where a fire service water main is required, a dedicated main for the sole purpose of fire fighting shall be provided by the owner with no connection to any domestic service.

Part 9 - Rates, Fees and Charges

Establishing Water Rates, Fees and Charges

52. It shall be lawful for the Council from time to time to fix water rates to be paid by consumers of water for the water supplied from the works.
53. The rates which shall be payable in respect of existing flat rate services shall be in accordance with Schedule "A" to this Bylaw.
54. The rates which shall be payable in respect of metered services shall be in accordance with Schedule "B" to this Bylaw.
55. The rates types which shall be applicable in respect of designated uses shall be in accordance with Schedule "C" to this Bylaw.
56. The fees which shall be payable for requests for turning off and on of water services and water meter testing and removal shall be in accordance with Schedule "D" to this Bylaw.
57. The fees which shall be payable in respect of all service connections shall be in accordance with Schedule "D" to this Bylaw.

Water Rates, Fees and Charges

58. The rates, fees and charges enumerated in Schedules "A", "B", "C", and "D" are hereby imposed and levied for water supplied or ready to be supplied by the Village and for connections to the water mains of the Village. All rates, fees and

charges shall form a charge on the parcels of the respective owners using the water and may be recovered in the same manner and by the same means as overdue taxes including unpaid fees, rates and charges levied under Bylaw 542.

59. The Village may waive part of the connection fees if the cost is deemed excessive.
60. No rebate, refund or credit whatsoever of any moneys paid or payable for water service shall be made except as provided in this Bylaw.
61. No prepayment for any service shall prevent the amount of any increase being charged to and collected from any consumer.
62. The Village shall furnish to any consumer or ratepayer, on request, one copy of a statement showing the rates, fees and charges for the time being in force for each type of service.
63. For all new construction of strata buildings or premises to which a service connection is made during any year, the applicable user rate chargeable for that year according to Schedule "A" shall be one-half (1/2) of the full annual rate per dwelling unit. This charge will be applied at the building permit stage and will be non-refundable. The amount collected will be applied as a credit to the strata property's metered utility account.

Part 10 - Offences and Penalties

Offences

64. Every person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, or who does any act, or who violates any of the provisions of this Bylaw shall be deemed to be guilty of an infraction and liable to the penalties imposed in this Bylaw.

Penalties

65. Every person who violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who refuses, omits, or neglects to fulfill, observe, carry out, or perform any duty or obligation imposed by this Bylaw is liable, on summary conviction, to a fine of not less than the sum of One Hundred Dollars (\$100.00), but not exceeding the sum of Ten Thousand Dollars (\$10,000.00).

66. Where there is an offence that continues for more than one day, separate fines may be issued for each day or part thereof in respect of which the offence occurs or continues.
67. Any person who contravenes any provision of this Bylaw is liable to the Village and must indemnify the Village from all costs, expenses, damages and injuries resulting from the contravention. This does not in any way limit any other provision or any other remedy the Village may have under this Bylaw or otherwise at law.
68. The Village may enforce compliance with the stipulations within this Bylaw or nonpayment of fines by shutting off the provision of water services being supplied to the user or discontinuing the service thereof.
69. Nothing in this Bylaw limits the Village from utilizing any other remedy that is otherwise available to the Village at law.

Part 11 - Administration

70. This bylaw hereby repeals "Village of Tahsis Water Regulations and Rates Bylaw No. 542-1, 2012 and all amendments thereto.
71. This bylaw shall come into effect upon its adoption.

This bylaw shall become effective on the ___ day of _____, 2016, upon which date Bylaw No. 542-1, 2012 shall be repealed.

READ for the first time this 5th day of April, 2016

READ for the second time this 5th day of April, 2016

READ for the third time this ___ day of _____, 2016

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CHIEF ADMINISTRATIVE OFFICER AND SEALED WITH THE SEAL OF THE VILLAGE OF TAHSIS.

Mayor

Chief Administrative Officer

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 581 duly passed by the Council of the Village of Tahsis on the ___ day of _____, 2016

Chief Administrative Officer

Categories	Schedule "A" Flat Rates NOTES	Annual Fee
Dwelling Unit		
Dwelling unit per unit single family, duplex unit,, apartment, suites, Guesthouses, condos		288.00
Mobile Home Park per pad with mobile home		288
Bed and Breakfasts, Boarding, Lodging and Rooming Houses plus per room		288 144.00
Hotels and Motels plus per room for rent		288.00 144.00
Restaurants, cafes, dining rooms, pubs up to 60 seats over 60 seats		984 1,176.00
Churches		288.00
Industrial premises		1,176.00
Schools plus per classroom		288 144
Clubs, non-profits		288.00
Home based businesses plus		288 96
Retail premises plus per square foot gross area		336.00 0.11
Garage and service station		384.00
Other commercial premises		1,176.00

Categories

Campground/RV park (per site)

Schedule "A" Flat Rates

Annual Fee
52.00/site

Except where specified, all rates apply whether occupied or not, whether operating or not

VILLAGE OF TAHSIS
 WATER REGULATION AND RATES BYLAW NO. 581, 2016
 SCHEDULE "B"
 WATER RATES AND AND FEES FOR METERS

II. METERED RATES

	Minimum quarterly rate	Water volume allotment
Minimum for all meters	\$45.00	70 m ³
When quarterly allotment is exceeded, additional charge per cubic meter	\$1.10/m ³	

1. Multiple unit buildings : For buildings with multiple units supplied with metered service through a common connection line, if each unit is privately owned (i.e., indefeasible title), the minimum usage rate will apply to each unit. If the building is under one title, only one usage charge will apply.
2. Faulty meters: If a meter is defective when it is read and has not correctly measured the volume of water which has passed through it, Section 42 of the Bylaw will apply and the rates will be calculated and charged accordingly.
3. Undetected leaks: Notwithstanding sections 48-50, where an underground leak is discovered in a consumer's system, and where the consumer could not reasonably have been expected to be aware of such a leak, the Village will charge for water at a rate that does not exceed the average of the rates billed for the preceding 12 months plus a rate of \$.50 per cubic meter for all water which has passed through the meter since the previous reading and which is in excess of the the average consumption over the previous 12 months so long as the consumer repairs their system to the satisfaction of the Director of Infrastructure and Operations within 10 days of discovering the leak.
4. Application of rates: All rates apply whether the premises are occupied or not or whether the business or other activity is operating or not.

VILLAGE OF TAH SIS
WATER REGULATION AND RATES BYLAW 581, 2016
SCHEDULE "C"
USER RATES CATEGORIES

Apartment building and multiple dwelling units (existing)	Flat rate or metered service
Apartment building and multiple dwelling units (new)	Metered service
Dwelling unit (single family, duplex) (existing)	Flat rate or metered
Dwelling unit (single family, duplex) (new)	Metered service
Hotels, Motels and Mobile Home Parks (existing)	Flat rate or metered service
Hotels, Motels and Mobile Home Parks (new)	Metered service (minimum charge)
B and B's, hotels, lodging houses, boarding houses (existing)	Flat rate or metered service
B and B's, hotels, lodging houses, boarding houses (new)	Metered service
Churches (existing)	Flat rate or metered service
Churches (new)	Metered service
Retail premises (existing)	Flat rate or metered service
Retail premises (new)	Metered service
Industrial premises	Flat rate or Metered service
Restaurants, cafes, dining rooms, pubs (existing)	Flat rate or metered service
Restaurants, cafes, dining rooms, pubs (new)	Metered service
Industrial	Metered service
Other commercial premises	Flat rate or Metered service
Home based businesses (existing)	Flat rate (plus per square foot)
Home based businesses (new)	Metered service
Garage and service station (existing)	Flat rate
Garage and service station (new)	Metered service

Village of Tahsis Water Regulations and Rates Bylaw 581, 2016

Schedule "D"

1. <u>TURNING ON AND OFF SERVICES</u>	
A. Permanent turn off (disconnection) at water main (actual cost including all costs of curb cut and repair)	100% of actual cost
B. Temporary turn off (disconnection) at property line (actual cost including all including curb cut and repair)	100% of actual cost
C. Temporary turn off/on	\$50.00
2. <u>TESTING OF WATER METERS</u>	
A. 16mm-38mm	\$100.00
B. 50mm	\$400.00
C. 75mm-150mm	\$600.00
3. <u>REMOVAL OF WATER METERS</u>	100% of actual cost
4. <u>NON-EMERGENCY SERVICE CALL AFTER HOURS</u>	\$200.00
5. <u>CONNECTION FEES</u>	
The following fees shall be charged for all new water service connections or re-connections and shall be payable in advance and prior to connection:	
A. 19mm-50mm	\$750
B. Over 50mm	\$900
6. <u>EQUIPMENT, MATERIAL AND LABOUR RATES</u>	
HEAVY EQUIPMENT/HOUR	
STRAIGHT TIME	\$90.00
OVERTIME	\$135.00
LABOUR/HOUR	
STRAIGHT TIME	\$60.00
OVERTIME	\$90.00

K2

VILLAGE OF TAHSIS

SEWER REGULATIONS AND RATES BYLAW NO. 582, 2016

A Bylaw to regulate connections, and use of the sanitary sewerage system and to impose connection charges, inspection fees, user rates and maintenance charges for the use of sewers

THE COUNCIL OF THE VILLAGE OF TAHSIS, in open meeting assembled, ENACTS AS FOLLOWS:

Part 1 - Citation and Definitions

1. This bylaw may be cited as the "Sewer Regulations and Rates Bylaw, No 582, 2016".
2. In this bylaw the definitions set out in the British Columbia Building Codes 2012 and the following definitions shall apply:
 - a) "Apartment building or multiple dwelling" means any building, not being a lodging house or hotel, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied, as the home or residence of three or more families living independently or each other and doing their own cooking within their apartment or suite.
 - b) "Bed and Breakfast" means a private residence in which one or more sleeping rooms are rented out, whether or not meals are provided.
 - c) "Boarding House" means any building or place used primarily for sleeping quarters but does not include a Bed and Breakfast, hotel, or motel.
 - d) "Building sanitary sewer" means a pipe, including manholes and inspection chambers laid on a property connecting a service connection with a house, building or structure on a property.
 - e) "Commercial Premises" means all land and premises, on or within which any interchange of commodities, or any dealing or trading in any article of

commerce or other thing is carried on as a business, and shall include all premises in which any service, professional or otherwise is provided, given or made available and for which any fee, charge, rent or commission is payable, and without limiting the foregoing shall include auto courts, hotels, lodging houses, boarding houses, offices, places of entertainment or amusement, tent camping grounds, marinas and mobile home parks.

- f) "Commercial Unit" means any business which is operated separately from any other business on or within commercial premises.
- g) "Connection Charge" means the amount due and owing to the Village for the installation and construction of a service connection as set out in Schedule "B" to this Bylaw.
- h) "Council" means the Council of the Village of Tahsis.
- i) "Director of Infrastructure and Operations" means the Director of Infrastructure and Operations or his or her appointed delegates, assistants or representatives.
- j) "Dwelling Unit" means one or more habitable rooms which constitute one self-contained unit used or intended to be used for living and sleeping purposes for which is provided:
 - 1. cooking equipment or the facilities for the installation of cooking equipment; and
 - 2. one or more bathrooms with a toilet, wash basin and shower or bath
- k) "Guest House" shall mean a single family residence which is rented for accommodation, but shall not include a Bed and Breakfast, hotel, motel, or boarding house.
- l) "Home based business" means an occupation, business, craft, or profession conducted for profit, which is carried on as an accessory use in a dwelling unit or accessory building to the dwelling unit.
- m) "Hotel" means a building occupied as the temporary accommodation of individuals who are lodged there with or without meals and in which there are more than five (5) sleeping rooms with no cooking equipment or facilities in the rooms.

- n) "Independent Mobile Home" means a mobile home equipped with a toilet and a bathtub or shower, waste from both of which is disposed directly into a sewer through a drain connection.
- o) "Industrial premises" means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing or repairing of goods, materials or things.
- p) "Inspector" means the Building Inspector of the Village or his or her delegate.
- q) "Mobile Home" means a structure manufactured as a unit designed to be transported on its own wheels or by other means, and arriving at the site ready for occupancy apart from incidental operations and connections;.
- r) "Mobile Home Park" means any parcel of land, upon which two or more mobile homes, occupied for dwelling purposes, are located, including all buildings, structures, homes, occupied for dwelling purposes, are located, including all buildings, structures or accessories used or intended to be used as equipment for the mobile home park.
- s) "Motel" means a group of furnished rooms or separate buildings providing sleeping and parking accommodation for tourists and commonly known as tourist cabins or motor courts, as distinguished from furnished rooms in an existing residential building.
- ~~t) "Normal Use" means water used for essential purposes including household sanitation, human consumption and food preparation and water needed for commerce and industry, other than that required for firefighting purposes. "Other" shall mean all categories as listed in "Schedule A" of this bylaw, but not including Residential 1.~~
- u) "Owner" means an owner of a parcel or real property including:
- the registered owner of an estate in fee simple;
 - the tenant for life under a registered life estate;
 - the registered holder of the last registered agreement for sale; and
 - the holder or occupier of land in the manner referred to in the definition of "Owner" in the Schedule to the *Community Charter* and amendments thereto
- v) "Rate" means the price or sum of money to be paid by any consumer for any water supplied or made available.

- w) "Sanitary Sewerage System" means all sanitary sewer works, sewage facilities and all appurtenances thereto, including sewer mains, sewage outfalls, service connections, sewage lift stations, force mains, siphons and treatment facilities owned, controlled, maintained and operated by the Village for collecting and transporting waste.
- x) "Service Connection" means a service pipe from the sewer to the property line of a parcel and includes an inspection chamber.
- y) "Sewage" means water carried wastes from residence, business buildings, institutional and industrial establishments, and shall include:
 - a) Industrial waste
 - b) Sanitary waste exclusive of industrial wastes; and
 - c) The discharge of stale swimming pool water

Part 2 - General Provisions

- 3 Council may from time to time amend this bylaw in whole or in part and may without limiting the generality of the foregoing establish or amend policies, criteria, rates and fees.
- 4. The Schedules attached are an integral part of this bylaw.

Applicability

- 5. This bylaw shall apply to the sanitary sewerage system owned and operated by the Village.

Role of the Director of Infrastructure and Operations

- 6. The Director of Infrastructure and Operations shall have charge of rating of all buildings and premises supplied with the water and also have charge and control of all properties and works in connection with the water system and of all connected engineering and mechanical work.

Supply of Sewer throughout the Village

- 7. It shall be lawful for the Village to supply sewer services to the inhabitants of the Village who can be served from the Village's sanitary sewerage system and the provisions of the bylaw shall extend to and be binding upon all persons so served.
- 8. Every owner of real property which abuts a street, lane or other public right-of-way upon or under which there is a sanitary sewerage system, or is within 50m of a sanitary sewerage system, and where this is a building or structure on the

property, shall connect the building or structure to the sanitary sewerage system in the manner prescribed by this bylaw.

Village not Liable for Failure of Sanitary Sewerage System

9. The Village shall not be liable for the failure of the water supply due to an accident or damage to the water system or for excessive pressure or lack of pressure or any temporary stoppage an account of alterations or repairs, whether the failure arises from the negligence of any person in the employ of the Village or any other person or through natural deterioration or obsolescence of the Village's system.

Part 3 – Service Connections

Application Process for a Service Connection

10. All applications for service connections must be made in writing to the Village by the owner(s) in the form established by the Village.
11. Every application for a service connection must be accompanied by the applicable connection charge.
12. The Village will direct the installation and construction of a service connection be commenced within ninety (90) days of approval of the application.
13. When an application for a service connection accompanies a building permit with a construction value greater than \$100,000 or where a parcel is being redeveloped, the following shall apply to the service connection and the building sanitary sewer:
 - a) if either the service connection or the building sanitary sewer is 30 years old or older, a replacement or new service is required;
 - b) all no-corrode, asbestos cement or clay service pipes of any age or condition shall be replaced;
 - c) any shared service connections and building sanitary sewer shall be replaced; and
 - d) all costs associated with the above are the responsibility of the owner.

The Village may waive part of the above requirements if the Village deems the cost of the replacement excessive.

Specific Prohibitions

14. No person may uncover, connect, or attempt to connect or be allowed to be connected or remain connected to a service connection or to a sewer, parcel or premises otherwise than in accordance with this bylaw.
15. The owner of a parcel that is connected to a service connection or to a sewer without first making the appropriate application to and obtaining approval from the Village or without paying the applicable charges is in contravention of the bylaw. In addition to any penalty that may be applied, the building sanitary sewer may be disconnected and the service stopped or closed. The Village may also establish conditions and requirements which the owner must fulfill before the service can be reinstated.
16. No person shall bury, cover or obstruct, at any time, or in any manner, the access to any manhole, inspection chamber, or other fixture connected with the sanitary sewerage system. The Village may remove the obstruction and the costs associated with the removal and reinstatement of the sanitary sewerage system will be charged to and paid by the owner.
17. No person will accept or emit waste or other material or substances, or, permit them to be brought in or discharged from properties, places or persons other than the waste generated within the property to which the service is provided.
18. Except as otherwise approved by the Village, no work of any kind connected with the sanitary sewerage system is permitted to be done by any person other than an employee or agent of the Village.

Building Sanitary Sewer

19. Every owner shall construct building sanitary sewers in compliance with the current B.C. Building Code and shall operate and maintain the building sanitary sewer including any blockages.
20. All materials, fixtures or devices used or entering into the construction of plumbing systems or parts must conform to the minimum applicable standard in the BC Building Code unless otherwise provided for in this Bylaw.
21. If after receiving written notice from the Village, the owner does not operate and maintain the building sanitary sewer, an agent or employee of the may enter the parcel to undertake the necessary repairs and /or replacements. The actual cost of this is recoverable by the Village and shall be paid by the owner in full. The Village shall be entitled to recover actual cost from the owner in the same manner as Village taxes.

Right of Inspection

22. Every owner and occupier of premises to which a service connection has been installed must allow and permit the Village and all associated inspection equipment, to enter into or upon the real property and premises for the purpose of inspecting the premises including the building sanitary sewer and related apparatus to ensure the terms of this bylaw are being complied with.

Part 4 - User Charges

User Charges

23. The charges enumerated in Schedule "A" are hereby imposed and levied by the Village to every owner of real property which is directly or indirectly served by the Village's sanitary sewerage system. Every owner of real property which is served by the Village's sanitary sewerage service must pay a user charge as determined by the Village.
24. The rates, fees and charges enumerated in Schedule "A" is hereby imposed for connections to the sanitary sewerage system of the Village. All rates, fees and charges shall form a charge on the parcels of the respective owners using the sanitary sewerage system and may be recovered in the same manner and by the same means as overdue taxes.

Part 5 - Offences and Penalties

Offences

25. Every person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, or who does any act, or who violates any of the provisions of this Bylaw shall be deemed to be guilty of an infraction and liable to the penalties imposed in this Bylaw.

Penalties

26. Every person who violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who refuses, omits, or neglects to fulfill, observe, carry out, or perform any duty or obligation imposed by this Bylaw is liable, on summary conviction, to a fine of not less than the sum of One Hundred Dollars (\$100.00), but not exceeding the sum of Ten Thousand Dollars (\$10,000.00).

27. Where there is an offence that continues for more than one day, separate fines may be issued for each day or part thereof in respect of which the offence occurs or continues.
28. Any person who contravenes any provision of this Bylaw is liable to the Village and must indemnify the Village from all costs, expenses, damages and injuries resulting from the contravention. This does not in any way limit any other provision or any other remedy the Village may have under this Bylaw or otherwise at law.
29. The Village may enforce compliance with the stipulations within this Bylaw or nonpayment of fines by shutting off the provision of sanitary sewerage services being supplied to the user or discontinuing the service thereof.
30. Nothing in this Bylaw limits the Village from utilizing any other remedy that is otherwise available to the Village at law.

Part 11 – Administration

70. This bylaw hereby repeals "Village of Tahsis Sewer Regulations and Rates Bylaw No. 543, 2008" and all amendments thereto.
71. This bylaw shall come into effect upon its adoption.

This bylaw shall become effective on the ___ day of ____, 2016, upon which date Bylaw No. 543 2008 and its amendments shall be repealed.

READ for the first time this 5th day of April, 2016

READ for the second time this 5th day of April, 2016

READ for the third time this ___ day of _____, 2016

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CHIEF ADMINISTRATIVE OFFICER AND SEALED WITH THE SEAL OF THE VILLAGE OF TAHSIS.

Mayor

Chief Administrative Officer

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 582, 2016 duly passed by the Council of the Village of Tahsis on the ___ day of _____, 2016

Chief Administrative Officer

**Village of Tahsis, Sewer Regulations
and Rates Bylaw**

Categories	Schedule "A" Flat Rates	Annual Fee
	<i>NOTES</i>	
Dwelling Unit		
Dwelling unit per unit single family, duplex unit,, apartment, suites, Guesthouses, condos		240.00
Mobile Home Park per pad with mobile home		240
Bed and Breakfasts, Boarding, Lodging and Rooming Houses		240
plus per room		120.00
Hotels and Motels		240.00
plus per room for rent		120.00
Restaurants, cafes, dining rooms, pubs		816
Churches		240.00
Industrial premises		276
plus per square foot		0.11
Schools		240
plus per classroom		84
Clubs, non-profits		240.00
Home based businesses		240
plus		84
Retail premises		276.00
plus per square foot gross area		0.11
Garage and service station		312.00
Campgrounds per site		36.00
Sani-stations		336.00
Other commercial		312.00

L1



Reference: 296652

MAR 24 2016

Her Worship Mayor Jude Schooner
and Councillors
Village of Tahsis
977 South Maquinna Drive
PO Box 219
Tahsis BC V0P 1X0

Dear Mayor Schooner and Council:

Thank you for your recent letter regarding the Ministry of Environment decision to delay the closing of the Tahsis landfill by 10 years, subject to remaining airspace, which I received on February 12, 2016.

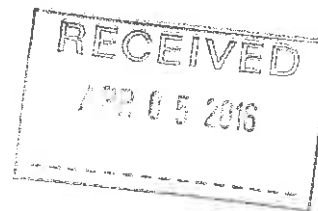
I appreciate your letter of thanks and I am glad to hear that this decision will bring certainty to your solid waste management program. It is important to note that the decision to allow the delay in the landfill closure can be directly attributed to the significant project work undertaken under the Comox Strathcona Waste Management Plan in 2014. These actions were instrumental in ensuring that environmental protection would not be compromised by keeping the landfill operating.

Your commitment to diverting appropriate materials from the fill site is also encouraging to hear, as is your ongoing collaboration with the Multi-Material BC program.

Thank you again for writing.

Sincerely,

Mary Polak
Minister



L 2



APR 04 2016

1047243

His Worship Hank Bood
Mayor of the District of Port Hardy
7360 Columbia Street
PO Box 68
Port Hardy BC V0N 2P0

Dear Mayor Bood:

Thank you for your letter of January 14, 2015, regarding the cost of hospital parking and accessibility of health care to North Island residents.

As I confirmed in my letter to MLA Claire Trevena, health authorities in BC are responsible for setting parking rates at their facilities.

I assure you, I understand your concerns that introducing pay parking at the Campbell River Hospital will cause financial duress to patients and their families, and that some patients may find it difficult to request special treatment. Staff at Island Health facilities will work with those patients and families to recommend a Financial Hardship Permit or alternative transportation options, if warranted.

Island Health has assured me that parking will remain free for auxiliary members, volunteers, Pastoral Care members, family caregivers and renal patients.

I appreciate that many patients will be required to travel a significant distance to receive treatment at this hospital, and that the Medical Services Plan will not reimburse for these travel costs. There are several programs and services offered through the government, the regional health authorities, and community agencies to help patients make travel arrangements to attend medical appointments. I have listed some of these services below.

The Travel Assistance Program (TAP BC) helps alleviate some of the transportation costs for eligible BC residents who must travel within the province for non-emergency medical specialist services not available in their own community. The program is coordinated by the Ministry of Health and the transportation partners who agree to waive or discount their regular fees. Information about TAP BC may be found at: www2.gov.bc.ca/gov/content/health/accessing-health-care/tap-bc/travel-assistance-program-tap-bc.

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In addition, the Ministry of Social Development and Social Innovation (SDSI) may provide funding for transportation to medical appointments to individuals who receive income assistance or Person with Disabilities assistance under certain conditions. Information about when this may apply is at: www.gov.bc.ca/meia/online_resource/general_supplements/sts/policy.html.

For those for whom bus transport is an option, SDSI also offers annual bus passes at a reduced cost to low income seniors and individuals receiving disability assistance under their Bus Pass Program. More information about this program is available at: www.sd.gov.bc.ca/programs/bus-pass.html.

TransLink provides HandyDart ride service for individuals who are unable to use public transit without assistance because of physical or cognitive disabilities. More information can be found at: <http://bctransit.com/campbell-river/schedules-and-maps/handydart>.

Finally, the Wheels for Wellness Society provides transportation to centralized medical appointments for those requiring it. They will take patients to any out of town medical appointment. Information about Wheels for Wellness Society is online at: www.wheelsforwellness.com.

If you have further questions about Island Health's parking policies, I encourage you to contact Mr. James Hanson, Corporate Director of Logistics and Operations, who is in the best position to provide you with additional information. You may reach Mr. Hanson by email at: james.hanson@viha.ca.

Again, thank you for taking the time to bring your concerns to my attention.

Sincerely,



Terry Lake
Minister

pc: Dr. Brendan Carr, CEO, Island Health
Citizens for Quality Health Care, Campbell River
Mayor and Council Alert Bay
Mayor and Council Campbell River
Mayor and Council Gold River
Mayor and Council Port Alice
Mayor and Council Port McNeill
Mayor and Council Sayward
Mayor and Council Tahsis
Chair and Directors Strathcona Regional District
Chair and Directors Mount Waddington Regional District
Mr. James Hanson, Corporate Director of Logistics and Operations



City of Burnaby

Office of the City Clerk

D. Back, City Clerk
K. O'Connell, Deputy City Clerk

2016 April 06

FILE: 02410-20

Mr. Gary Maclsaac
Executive Director
Union of British Columbia Municipalities
Suite 60 – 10551 Shellbridge Way
Richmond, BC V6X 2W9

Dear Mr. Maclsaac:

SUBJECT: BC HOME OWNER GRANT PROGRAM
Item 5(F), Reports, Council Meeting 2016 April 04

The Provincial Home Owner Grant program and the financial relief it provides homeowners is currently inequitably distributed and applied amongst BC municipalities. Property owners living within the Greater Vancouver Regional District, the Capital Regional District and the Fraser Valley Regional District do not receive equal benefits to those living elsewhere.

The current practice of establishing one assessment threshold value for such disparate catchment areas inadequately adjusts for regional disparities in real estate values across the Province. Furthermore, in comparison to the aforementioned regional districts, the Basic, Seniors and Added Grants are \$200 more in areas classified as "Northern and Rural". Of greater concern than the inconsistent grant amounts is the additional grant benefit provided to Northern and Rural catchments is presently funded through Carbon Tax revenue, of which a disproportionately high amount is contributed by residents that do not qualify for the Northern and Rural benefit.

Burnaby City Council at the 2016 April 04 meeting passed the following motion: **"THAT Council request that the UBCM petition the Minister of Finance to undertake a Provincial review of the Homeowner Grant Program to determine if a more equitable distribution of the Grant across all regions of the Province can be achieved."**

A copy of the relevant report has been attached for your reference.

Yours truly,

Dennis Back
City Clerk

Copied to: Burnaby MLA's
UBCM Member Municipalities
Capital Regional District
Fraser Valley Regional District
Metro Vancouver

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: BC HOME OWNER GRANT PROGRAM

RECOMMENDATION:

1. THAT Council request the UBCM to petition the Minister of Finance to undertake a Provincial review of the Home Owner Grant Program to determine if a more equitable distribution of the Grant across all regions of the Province can be achieved.

REPORT

The Financial Management Committee, at its meeting held on 2016 March 24, received and adopted the attached report providing information on the BC Home Owner Grant Program.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor C. Jordan
Vice Chair

Councillor P. McDonell
Member

Copied to:	Acting City Manager Director Finance
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TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2016 March 24

FROM: DIRECTOR FINANCE **FILE:** 7400-03

SUBJECT: BC HOME OWNER GRANT PROGRAM

PURPOSE: To provide information on the BC Home Owner Grant Program.

RECOMMENDATION:

1. **THAT** Financial Management Committee recommend Council request the UBCM to petition the Minister of Finance to undertake a Provincial review of the Home Owner Grant Program to determine if a more equitable distribution of the Grant across all regions of the Province can be achieved.

REPORT

This report is prepared in reference to correspondence received 2016 February 10 from the Minister of Community, Sport and Cultural Development, Peter Fassbender, regarding property tax assessment changes and the Provincial increase in the assessment threshold for qualified property owners to claim a full Home Owner Grant. Information is provided on the Province of BC Home Owner Grant Program and the City of Burnaby's experience, whereby there has been a decrease in the number of homeowners who are eligible to claim a 2016 Home Owner Grant in comparison to prior years.

1.0 PROVINCIAL HOME OWNER GRANT PROGRAM**1.1 Home Owner Grant**

The Provincial Home Owner Grant reduces the amount of property tax homeowners pay for their principal residence. The Home Owner Grant may be greater if a property owner qualifies for the Home Owner Grant as a senior, veteran or person with a disability. Homeowners must pay at least \$350 in property taxes before claiming the Home Owner Grant to help fund services such as road maintenance and police protection.

1.2 The Home Owner Grant Amount is Based on Where You Live

Under the Home Owner Grant Program where you live in the Province determines the amount of grant qualified property owners will receive.

Property owners living within the regional districts of the Greater Vancouver Regional District, the Capital Regional District and the Fraser Valley Regional District are entitled to claim a Basic Grant of \$570, and \$845 for seniors aged 65 or older. These Grant amounts have not changed since 2006 and are less than those provided in Northern and Rural areas of the Province.

The Province defines a Northern and Rural area as a property that is not located in the Greater Vancouver Regional District, the Capital Regional District or the Fraser Valley Regional District. Eligible property owners within Northern and Rural areas are entitled to claim a Basic Grant of \$770. Eligible seniors aged 65 or older are entitled to claim a grant of \$1,045 (both grants were increased by \$200 in 2011).

If a homeowner meets all requirements of the Home Owner Grant Program but their property's assessment value or partitioned value is over the threshold for their region, they may qualify for a Home Owner Grant at a reduced amount.

1.3 The Home Owner Grant Threshold

On 2012 January 03, the Provincial Minister of Finance, Kevin Falcon clarified that,

"The Home Owner Grant is one way our Government can help support families in the face of challenging economic times. Homeowners who have seen their property values rise will continue to be protected as we increase the threshold."

"We continue to see challenging economic times around the world. By maintaining the Homeowner Grant, we continue to help families with the costs of owning their homes."

The Home Owner Grant Threshold has two key components:

The Assessment Value of the Threshold (\$1.2 million for 2016)

- the level below which all property homeowners within the Province with a lower assessment than \$1.2 M may be eligible to claim a full Home Owner Grant

% of Homeowners Who May Qualify for a Full Grant (91% for 2016)

- the percentage of homeowners in the Province whose property assessment fall below the threshold

1.3.1 Assessment Value of the Threshold

In 2016, the Province of BC announced a \$100,000 (9.1%) increase in the assessment value of the threshold for all eligible property owners bringing the 2016 threshold to \$1.2 million. While the increase to the threshold is welcomed, this is the first increase in the threshold since it was reduced in 2014 from a high in 2013 of \$1.29 million (see Table 1).

The increase in the Provincial Home Owner Grant threshold of 9.1% is also less than the average increase in property values in the Greater Vancouver Regional District which ranged from 15% to 25% for a single family home as reported by BC Assessment.

In all regions, Home Owner Grants may be greater if a property owner qualifies for the Grant as a senior, veteran or person with a disability. Both the Basic Grant and other grants are reduced by \$5 for each \$1,000 of assessed value over \$1.2 million. The resulting calculation determines the upper threshold limit for a partial claim.

In comparison to Northern and Rural areas, both the Basic, Seniors and Added Grants are \$200 less in the Greater Vancouver Regional District, the Capital Regional District and the Fraser Valley Regional District. The upper thresholds differ by \$40,000 more in the Northern and Rural areas.

For example, homeowners eligible for the Basic Grant whose properties are valued above the \$1,200,000 threshold would see their Home Owner Grant reduced by \$5 per \$1,000 of assessed value; with a total reduction in the Grant to zero at \$1,314,000 (e.g. $\$570 \div 5 \times \$1,000 = \$114,000 + \$1,200,000$); and \$1,354,000 in the Northern and Rural areas (see threshold assessment values in Table 1).

1.3.2 % of Homeowners Who May Qualify for a Full Grant

In 2016, the Minister of Finance set the threshold such that 91% of qualified property owners in BC will be eligible to claim the full Home Owner Grant. Since 2014 the percentage of homeowners eligible to claim the full Home Owner Grant has declined from 95.5% to 91%.

Table 1: 2012 – 2016 Provincial Home Owner Grant Thresholds

Greater Vancouver Regional District, Capital Regional District, and Fraser Valley Regional District					
ASSESSMENT VALUES	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	2016 (\$)
Threshold Level	1,285,000	1,295,000	1,100,000	1,100,000	1,200,000
Upper threshold BASIC \$570	1,399,000	1,409,000	1,214,000	1,214,000	1,314,000
Upper threshold Seniors \$845	1,454,000	1,464,000	1,269,000	1,269,000	1,369,000
Northern and Rural Areas					
ASSESSMENT VALUES	2012 (\$)	2013 (\$)	2014 (\$)	2015 (\$)	2016 (\$)
Threshold Level	1,285,000	1,295,000	1,100,000	1,100,000	1,200,000
Upper threshold BASIC \$770	1,439,000	1,449,000	1,254,000	1,254,000	1,354,000
Upper threshold Seniors \$1,045	1,494,000	1,504,000	1,309,000	1,309,000	1,409,000
% OF ELIGIBLE PROPERTIES IN BC BELOW THE THRESHOLD LEVEL	95.5%	95.5%	93.8%	93.0%	91.0%

2.0 IMPACT OF PROPERTY ASSESSMENTS AND HOME OWNER GRANT THRESHOLDS ON BURNABY HOMEOWNERS

The number of Burnaby homeowners eligible for the Home Owner Grant has steadily declined in recent years from a high of 92.5% in 2012 to a projected 78.49% in 2016, well below the Provincial target of 91% of homeowners. This decline is attributable to the significant increase in residential property values in the Greater Vancouver Regional District as compared to other areas.

The current practise of establishing one assessment threshold value for such disparate catchment areas inadequately adjusts for regional disparities in real estate values across the Province.

Table 2 shows the number of properties in Burnaby in 2016 eligible to qualify for the full Grant. In 2012, 92.5% (3% less than the Provincial average) of homeowners were below the established threshold value. In 2016 the percentage has decreased to 78.5% (12.5% less than the Provincial target).

The number of properties below the threshold has declined from 59,803 to 54,776 during the same period of time.

Table 2: Burnaby Eligible Properties below the Provincial Threshold (excludes vacant land)

Burnaby Eligible Residential Properties	2012	2013	2014	2015	2016
Number of Residential Properties	64,656	66,012	66,826	67,801	69,786
Number of Properties below Threshold	59,803	60,700	58,535	59,166	54,776
% of Properties Eligible for Grants	92.5%	92.0%	87.6%	87.3%	78.5%
Provincial % of Eligible Properties	95.5%	95.5%	93.8%	93.0%	91.0%

3.0 RECOMMENDATION

The BC Home Owner Grant threshold increases have not kept pace with residential property assessment increases being experienced across the Lower Mainland. The number of Burnaby properties that qualify for the Basic Home Owner Grant of \$570 has decreased from 92.5% in 2012 to 78.5% in 2016, while the Provincial target for these years was 95.5% and 91% respectively.

It is understood that the Home Owner Grant is part of a larger School Tax funding formula, and it is appreciated that it is challenging to create a system that is equitable when the process is based on disparate assessment values that vary significantly across the Province and can change substantially from year to year.

If the Province's intention is for 91% of property owners to qualify for the Home Owner Grant in 2016, in areas with significant increases in annual assessments, this level of participation will not be achieved with the current process.

Minister Fassbender in his correspondence of 2016 February 10 indicated that the Province can make appropriate adjustments to the threshold to ensure that homeowners can appropriately benefit from the full Home Owner Grant Program, while recognizing that a suitable threshold on assessed value is necessary to preserve fairness. It is therefore recommended that the Province be requested to undertake a full review to determine if the Home Owner Grant Program can be made more equitable for those living in areas where assessment values are increasing dramatically, while respecting areas of stable increases in property values.

Staff recommend that the Financial Management Committee recommend Council request the UBCM to petition the Minister of Finance to undertake a Provincial review of the Home Owner Grant Program to determine if a more equitable distribution of the Grant across all regions of the Province can be achieved.



Denise Jorgenson
DIRECTOR FINANCE

DJ/ew

Copied to: City Manager